

JOINT MEETING OF TRANSPORTATION AND REGIONAL PLANNING COMMITTEES DISCUSSION AND ACTIONS

Meeting of January 21, 2005

The joint meeting of the Transportation and Regional Planning Committees was called to order by Regional Planning Committee Chair Lori Holt Pfeiler (North County Inland) at 11:17 a.m. The attendance sheet for the meeting is attached.

Chair Holt Pfeiler indicated that this meeting is a good moment in SANDAG history in that it is the first joint meeting of the Transportation and Regional Planning Committees since the adoption of the Regional Comprehensive Plan (RCP). She added that because SANDAG is moving into RCP implementation, she anticipates that there will be additional joint meetings in the future.

Chair Holt Pfeiler requested that members of both Committees introduce themselves.

REPORTS

A. CREATION OF A NEW REGIONAL PLANNING STAKEHOLDERS WORKING GROUP (RECOMMEND)

Chair Holt Pfeiler commented that there was a lot of interest from the public wanting to participate on the new Regional Planning Stakeholders Working Group. She stated that Councilmember Jim Madaffer (City of San Diego) will lead this discussion.

Councilmember Madaffer noted that in November 2004, the Regional Planning and Transportation Committees recommended to the SANDAG Board that a new Stakeholders Working Group be appointed to advise the Transportation and Regional Planning Committees, SANDAG staff, and the Board on matters pertaining to the Regional Transportation Plan update and the RCP strategic initiatives.

A selection committee, which included members from both the Transportation and Regional Planning Committees, was appointed to review the applications. Selection committee members included: Supervisor Pam Slater-Price, Councilmembers Jim Madaffer, Maggie Houlihan, Phil Monroe, Jack Dale, and Mayor Lori Holt Pfeiler. Additional committee members included Fred Leudtke, representing the City/County Transportation Advisory Committee and Nancy Bragado, representing the Regional Planning Technical Working Group.

The Selection Committee met twice and made selections based upon a set of criteria including skills and abilities, experience with regional planning issues, and a demonstrated commitment to serve. The Committee wanted to ensure that a broad array of interests were represented, and that the working group had balanced geographical representation from around the region. The Committee recommended a slate of 26 members and asked that both Committees recommend that the SANDAG Board appoint the proposed slate. In addition, the Selection Committee requested that a member from either the Transportation or the Regional Planning Committee serve as chair of the new working group.

After the Board appoints the proposed members to the working group, staff will send letters to all applicants notifying them of the final decision. Letters also will be sent to the new members with information about the meeting schedule, staff contacts, and the agenda for the first meeting.

MOTION

Councilmember Peters (City of San Diego) made the motion that the proposed slate be approved. Transportation Committee Chairman Councilmember Kellejian (North County Coastal) seconded the motion.

DISCUSSION ON THE MOTION

Councilmember Peters requested that background information on proposed members be distributed.

Councilmember Madaffer agreed that the slate of names and a bio sheet should be forwarded to the full SANDAG Board for its information.

Councilmember Feller (North County Coastal) pointed out that this a large list of names. He asked is this a typical size working group?

Chair Holt Pfeiler responded that it was a difficult task to get the group down to this small size. Over 100 applications were received.

Mayor Madrid (East County) requested that staff prepare a matrix of where the proposed members come from, from a geographical perspective. He stated that all areas of the region should be represented on this working group.

Councilmember Madaffer mentioned that those comments were made at the Selection Committee meeting. This list brings a fresh perspective to SANDAG and is representative of both specialty areas as well as a regional balance. There are 3 people from the North County Coastal area; 5 people from the North County Inland area; 4 people from the East County area; 3 people from the South County area; and 11 people from the Central San Diego area.

Councilmember Monroe noted that each candidate listed their individual area of interest, which the Selection Committee also tried take into consideration. The Committee eventually got the list down to 40 people and struggled to get the list down to 26.

Mayor Smith (North County Inland) asked if this group would serve as a planning commission to the full Board.

Staff responded that this is a stakeholder group that would complement the existing working groups. The group would provide input into the update of the RTP and the implementation of the RCP. This group would provide much needed input to the Transportation and Regional Planning Committees.

Supervisor Horn stated that he only recognizes 4 names on the list, and none of them represent the unincorporated area.

Chair Holt Pfeiler reiterated that all geographical regions are represented on this working group, including several members representing the unincorporated areas.

Councilmember Rindone also expressed concern regarding regional balance on the working group. He asked that if there were the need to have any selected participants replaced that they be replaced from the same geographical area. He added that he knows of other eager and fresh names that were submitted but were not selected.

Chair Holt Pfeiler pointed out that there will be strict attendance requirements for the working group that will be enforced, and that the replacement suggestion will be considered.

Supervisor Slater-Price mentioned that there weren't a lot of choices for candidates from South County or North County Coastal. She was surprised at the limited number of people from those areas that applied for the working group.

Action: Councilmember Peters (City of San Diego) made the motion to approve the proposed slate of names for the new Regional Planning Stakeholders Working Group and Councilmember Kellejian (North County Coastal) seconded the motion. The vote passed unanimously.

B. PILOT SMART GROWTH INCENTIVE PROGRAM UPDATE (DISCUSSION)

Mayor Holt Pfeiler noted that this effort is one of the first opportunities since the adoption of the RCP to better connect transportation, transit, and land use.

Staff provided the Committees with an update on the \$17 million Pilot Smart Growth Incentive Program. An ad hoc working group, which includes members of the Transportation Committee, Regional Planning Technical Working Group, and Cities/County Transportation Advisory Committee (CTAC), has been meeting to develop program administrative requirements and project selection criteria. The primary goal of the Pilot Smart Growth Incentive Program is to implement a set of demonstration projects that, when complete, will serve as examples for smart growth development consistent with the RCP. The pilot program will provide valuable experience in selecting and implementing capital improvement projects that are intended to have an impact on land development and transportation choices in the project area. Lessons learned from the pilot program will be used to help develop the longer-term Smart Growth Incentive Program funded through the *TransNet* Extension.

Staff noted that the ad hoc working group has held three meetings to date. The working group agreed on a draft list of evaluation criteria and divided the criteria into two categories:

1. Screening criteria that determine basic program eligibility; and
2. Project evaluation criteria that determine funding priority.

The purpose of the criteria is to ensure that candidate projects meet the Transportation Enhancements (TE) funding requirements and can be implemented in a short time frame (i.e., are "ready to go" projects). The specific criteria also are intended to help select projects that are well-designed, encourage multiple transportation modes, and otherwise support the smart growth development goals of the RCP.

Once a consensus has been developed on the criteria and their relative weighting, the *ad hoc* working group will develop recommendations regarding the project selection process. A recommendation for approval of this pilot program is expected in February/March 2005 with a call for projects anticipated in March/April 2005. Staff will come back before both Committees in March with an update.

Councilmember Monroe emphasized that this is a pilot project where the funding is available now and should be spent quickly. That is the reason that ready to go projects were high on the list of priority projects. He recommended approval of this item.

Chair Holt Pfeiler brought attention to a letter from Tom Scott of the San Diego Housing Federation, which indicated that there is no inclusion of affordable housing in this program. The letter also expressed his disappointment that he wasn't appointed to the new Stakeholders Working Group.

Councilmember Emery (North County Inland) agreed with the letter from Mr. Scott that affordable housing needs to be included as a part of the criteria for funding. It is important that specific reference to affordable housing be added to the criteria.

Mayor Cafagna (North County Coastal) also agreed.

Councilmember Kellejian stated that there were several meetings held in the past regarding smart growth, and smaller cities or built out cities agreed that part of the program should recognize existing contributions to smart growth. He asked if that direction was taken into consideration with the current criteria. *Staff indicated that the ad hoc working group will be considering both existing and planned smart growth projects.*

Councilmember Kellejian questioned where in the criteria would that be located? Staff responded that criteria would be included in the group of smart growth land use characteristics.

Councilmember Kellejian asked for an explanation of a "human-scale built environment." Staff explained that there is a lot that goes into a human-scale urban design: it basically means that it is a scale that is oriented toward the pedestrian, and that structures are built to the sidewalk and oriented toward street frontages versus large parking lots.

Councilmember McCoy noted that she didn't see any definition of housing affordability in the criteria. It is a question that should be addressed. She noted that she also didn't see any criteria that addressed affordability.

Mayor Holt Pfeiler mentioned that the working group can have that discussion and bring it back to the Committees.

Councilmember Peters asked if the criteria would preclude spending monies in areas that were built out and would not be changing. Will the criteria for funding insist that changes be made?

Staff responded that it could either be that an area is increasing its densities and needs additional funding for infrastructure enhancements, or is already an intense area and is in the process of upgrading infrastructure and requires additional funding.

Supervisor Horn asked if any project that needs voter approval will be ineligible as a "ready to go" project.

Staff pointed out that there are different levels of project readiness.

Chair Holt Pfeiler stated that ready to go means just that. If an election needs to happen prior to a project being built, then it would not be considered ready to go.

Councilmember Monroe asked if there is a limit to the amount of funding that a project could apply for.

Staff responded that currently, there is no funding limit request, but that the ad hoc working group had been considering whether funding for each project should be capped at \$2 million or some other limit.

Councilmember Monroe commented that one of the challenges will be how to pare down the projects so as to maximize the available funding.

Councilmember Kellejian asked if there is a use it or lose it rule that will apply to this funding. He mentioned that there need to be criteria developed for that.

Staff indicated that the Transportation Committee has an existing use-it-or-lose-it policy for TE funds.

Councilmember Ritter (NCTD) stated that projects that could only receive \$2 million would be more like a peanut butter approach. Wouldn't it be good to do a few really good "wow" projects?

Staff responded that in researching this issue, an average cost of a project is approximately \$1 to 2 million. That could include a total of eight good projects.

Mayor Madrid asked if the funding distribution criteria are geographically based.

Mayor Pro Tem Jones (Lemon Grove) expressed concern with the wording regarding the matching funds bonus. Criteria should be based on the quality of a project. He hopes that the smaller projects will be eligible to qualify for some of the project funding.

Chair Holt Pfeiler noted that this should be enough information for staff to move forward.

Staff reiterated that this information will be taken back to the ad hoc working group for discussion, then to the Regional Planning Technical Working Group and CTAC, and then will come back before the Regional Planning and Transportation Committees before going to the Board for approval.

Action: The Committee discussed this item and received it for information.

C. SHOWCASE LOCAL EXAMPLES OF SMART GROWTH: SMART GROWTH IN LA MESA (INFORMATION)

Dave Witt, Assistant City Manager for the City of La Mesa, made a presentation to the Committees about local smart growth planning and development activities taking place in the City of La Mesa. He pointed out that the City of La Mesa recently finished conducting a General Plan update. A primary objective of the update was to look at older commercial corridors that had shifted to larger retail outlets and were deteriorating. The update focused on future options for these areas, including possibilities to accommodate new growth and replace the deteriorating commercial uses with higher-intensity residential and mixed land uses.

The city developed a new land use category – the “mixed use urban” designation. The mixed use urban designation allows for a mix of commercial and residential development densities up to 40 dwelling units per acre. The mixed use urban designation was applied to the major transit corridors within the city.

The City hired a team of architects, planners, and real-estate experts to identify potential areas with opportunities for mixed use development through a feasibility study. The city then involved property owners, business owners, and prospective developers. The result was a set of design guidelines that support smart growth principles. The key to making the change to smart growth was capitalizing on the community's desire to improve the blighted commercial areas.

Mr. Witt noted that a significant conclusion of their work is that requiring a commercial component in every “mixed use urban” project is unrealistic and prevents profitable development. The City left all zoning in place, and added a Mixed Use Overlay Zone to the Mixed Use Urban designation, allowing developers the flexibility to build either mixed use with retail or simply higher density multifamily housing. The city currently has six projects in the development process. The design review process includes a Design Review Board to ensure an appropriate pedestrian realm.

Mr. Witt highlighted the key findings, which were that none of this could have been done without the citizens in the community and the support of the elected officials. He concluded that only time will tell if this effort will be a success.

Mayor Madrid commented that was an excellent overview of a project that has taken approximately 21 years. He suggested that La Mesa be used as an example in the future when referring to building smart growth and transit oriented development projects. He

added that there are approximately 1,500 units currently under construction in the city and they anticipate an additional 2,500 transit oriented development units in the near future.

Chair Holt Pfeiler asked if the community of La Mesa supported the plan update.

Mayor Madrid responded that the community embraced it.

Councilmember Feller asked if there are any height restrictions in the new zone.

Mr. Witt responded that the zoning has the flexibility to increase heights but would have to go through a discretionary review. The bottom line is the parking. To increase height you would have to consider if enough parking could be built to sustain the units being built.

Mayor Cafagna asked if the units would be considered for sale or rent. He also asked why there isn't an affordable housing component considered.

Mr. Witt indicated that there wasn't a bias regarding for sale or rent. One part of the City's overall program is to include affordable housing, which has been considered at other locations.

Councilmember Stocks stated that the City of La Mesa should be commended for its smart growth projects. He asked how the city has planned for the increase in traffic with the proposed increase in housing densities.

Mr. Witt responded that the transportation networks have been built as if the projects were commercial projects. Since commercial projects generate more traffic than residential projects, traffic increases are not foreseen.

Action: The Committee received this item for information.

11. ADJOURNMENT

Regional Planning Committee Chair Holt Pfeiler adjourned the joint meeting at 12:19 p.m.

**CONFIRMED ATTENDANCE
JOINT MEETING OF THE TRANSPORTATION AND
REGIONAL PLANNING COMMITTEE MEETING
JANUARY 21, 2005
11:00 A.M. TO 12:00 P.M.**

GEOGRAPHICAL AREA	JURISDICTION	NAME	MEMBER/ ALTERNATE	ATTENDING	
				Yes	No
North County Inland	City of Escondido	Lori Holt-Pfeiler, Chair	Member	✓	
	City of Vista	Judy Ritter	Alternate	✓	
South County	City of Chula Vista	Patty Davis, Vice Chair	Member	✓	
	City of Imperial Beach	Patricia McCoy	Alternate	✓	
North County Coastal	City of Carlsbad	Matt Hall	Member	✓	
	City of Carlsbad	Bud Lewis	Alternate		✓
East County	City of Lemon Grove	Jerry Jones	Member	✓	
	City of La Mesa	Barry Jantz	Alternate		✓
City of San Diego	----	Scott Peters	Member	✓	
	----	Jim Madaffer	Alternate	✓	
County of San Diego	----	Bill Horn	Member	✓	
	----	Pam Slater-Price	Alternate	✓	
Advisory Member	Caltrans, District 11	Pedro Orso-Delgado	Member	✓	
		Bill Figge	Alternate	✓	
Advisory Member	San Diego County Water Authority	Howard Williams	Member	✓	
Advisory Member	Department of Defense	Susannah Aguilera	Member		✓
Advisory Member	San Diego Unified Port District	William Hall	Member		✓
		<i>Vacant</i>	Alternate		
Advisory Member	MTDB	Leon Williams (Chairman)	Member	✓	
		Bob Emery	Alternate	✓	
Advisory Member	NCTD	Dave Druker	Member	✓	
		<i>Vacant</i>	Alternate		
Advisory Member	Regional Planning Technical Working Group	Gail Goldberg	Member		✓